

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

11 DECEMBER 2017

The meeting commenced at 2.00 pm in the Civic Centre, Hartlepool

Present:

Councillor Kevin Cranney (In the Chair)

Councillors: Stephen Akers-Belcher, Rob Cook, Jim Lindridge and Brenda Loynes.

Officers: Andrew Carter, Assistant Director, Economic Growth and Regeneration
Jim Ferguson, Planning and Development Manager
Matthew King, Planning Policy Team Leader
Alyson Carr, Head of Finance, Regeneration and Neighbourhoods
David Cosgrove, Democratic Services Team

48. Apologies for Absence

None.

49. Declarations of Interest

None.

50. Minutes of the meeting held on 13 November 2017

Confirmed.

51. Local Plan Main Modifications Consultation and Update to Local Development Scheme *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

Non-key Decision.

Purpose of report

To seek the endorsement of the Committee for officers to consult on the Planning Inspectors Main Modifications to the Hartlepool Local Plan for an

eight week period, as required through legislation. Also to bring to the attention of the Committee a revised Local Development Scheme which sets out an up-to-date timeframe in relation to the production of the Local Plan.

Issue(s) for consideration by the Committee

The Planning Policy Team Leader reported that The Local Plan Examination and Hearing sessions had been ongoing since the Council submitted its draft Local Plan to the Secretary of State in March 2017. Part of the ongoing process involves the Planning Inspector recommending where Main Modifications to the Local Plan need to be made in order for him to be able to find the Local Plan 'sound' as required by law. A "live" version of Main Modifications had been produced prior to the Hearing sessions to make changes required following updates to elements of the evidence base which justified the Local Plan. This Modifications Document was currently being updated to reflect changes identified as necessary during the Hearing sessions and to reflect the changes required as part of the "Inspectors Post Hearing Advice – Main Modifications and Related Matters" which was submitted as an appendix to the report.

As part of the Local Plan process there was a requirement for the Council to consult on the Main Modifications to the plan – the changes were classified as the Inspectors changes and the content of the Main Modifications has to be agreed with the Inspector prior to the consultation taking place; the Inspector needed to be satisfied that the changes proposed addressed the issues of soundness which he identified.

The consultation would also cover changes to the Policies Map (formally referred to as the Proposals Map) and to changes required to the Habitats Regulations Assessment and to the Sustainability Appraisal of the plan. As part of the consultation and for reasons of openness and transparency rather than as a statutory requirement, officers would also consult on additional modifications to the plan (which were small amendments for clarity purposes rather than being to address issues of soundness).

A Member questioned the consultation period running over the Christmas holidays, particularly when the Civic Centre would be closed. The Chair indicated that all the consultation documentation would be available on line. The Planning Policy Team Leader stated that regulations required a six week consultation period but the Council's practice was to allow an eight week period. The Inspector had raised no concerns at the consultation extending through the holidays.

A Member commented that the small number of amendments required by the Planning Inspector reflected the work undertaken by officers in the preparation of the submitted plan. The Committee congratulated all the officers connected with the production of the plan and involved in the public inspection.

Decision

1. That officers be authorised to undertake an eight week consultation on the Planning Inspectors Main Modifications on the Local Plan.
2. That the updated Local Development Scheme which sets out the timetable for the production of the Hartlepool Local Plan be endorsed.

52. Strategic Financial Management Report – as at 30 September 2017 *(Director of Regeneration and Neighbourhoods, Interim Director of Public Health and Director of Finance and Policy)*

Type of decision

For information.

Purpose of report

The purpose of the report was to inform Members of the 2017/18 forecast General Fund and Housing Revenue Account Outturn, 2017/18 Capital Programme Monitoring and provide details for the specific budget areas for which the Committee was responsible.

Issue(s) for consideration by the Committee

The Head of Finance, Regeneration and Neighbourhoods reported that the Regeneration Services Committee had responsibility for services managed by the Director of Regeneration and Neighbourhoods and the Interim Director of Public Health. Budgets were managed at a Departmental level and, therefore, a summary of the Departmental position for both Directors areas of responsibility were provided. Further details of the specific budget areas the Committee was responsible for were provided in an appendix to the report. The report indicated that in the budgets managed by the Director of Regeneration and Neighbourhoods there was an anticipated unfavourable outturn of £35,000, while in the budgets managed by the Interim Director of Public Health there was an anticipated unfavourable outturn of £185,000.

The report also set out details of the Housing Revenue Account (HRA) and the forecast outturn was detailed in an appendix to the report. The forecast outturn was a deficit of £33,000 which was being met from the HRA Reserve. This was owing to a higher level of void properties than expected which had resulted in lower rent income and higher repairs expenditure. These issues had been covered in detail in the HRA Business and Asset Management Plan reported to Finance and Policy Committee on 30 October 2017.

Details of the Committee's capital expenditure were set out in an appendix to the report and the report highlighted the issues relating to Empty Homes Phase 2, North Central Hartlepool Housing Regeneration and Brierton Sports Fields.

Members acknowledged the reported overspends but commented that the budgets were being well managed and thanked officers for the details now reported.

Decision

That the report be noted.

53. Any Other Items which the Chairman Considers are Urgent

The Wesley

Following the serious fire at the former Wesley Chapel on Victoria Road over the weekend, the Vice-Chair sought assurances on the future of the building and whether from a public safety concern the building was still sound after the fire. The Chair commented that he had been informed just before the meeting that the building was sound but there was very significant damage to the first floor and roof of the building.

Members expressed their concerns at the fire and the immediate future of the building and the plans of the owners of the building following the fire. The Chair and Vice-Chair stated that they would put their and Members concerns to the Director of Regeneration and Neighbourhoods and request that up-to-date information is shared with Members.

54. Date of Next Meeting

The Committee noted the next meeting would be held on Monday 15 January 2018 commencing at 2.00 pm in the Civic Centre.

The meeting concluded at 2.20 pm.

P J DEVLIN

CHIEF SOLICITOR

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